

Finding of Suitability to Support the Public-Private Venture of the Department of the Navy Housing PEARL HARBOR NAVAL COMPLEX, CAMP STOVER, NCTAMS PAC WAHIAWA, OAHU and PMRF KAUAI, HAWAII

August 2006

Department of the Navy
Commander, Pacific Division
Naval Facilities Engineering Command
Pearl Harbor, HI 96860-3134



Environmental Engineering Services
Contract Number N62472-02-D-1801, CTO 0008

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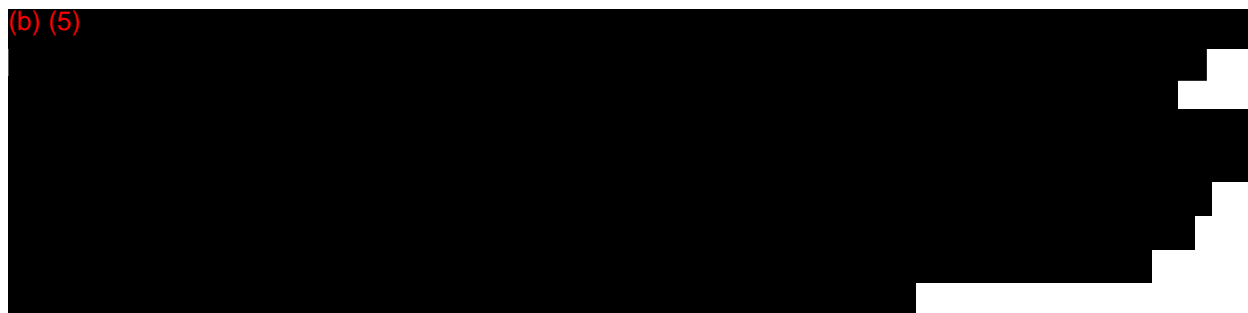


Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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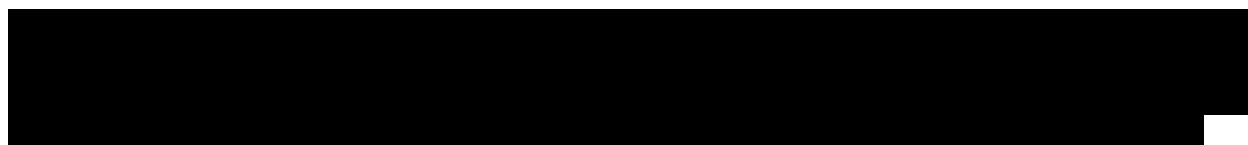
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6.3.2 Off-Site Findings

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6.4.2 Off-Site Findings

Aboveground and Underground Storage Tanks and Petroleum-Related Structures: Two ASTs (1374(D) and 1375(D)) and one UST (6(SY)(D)) have been assigned an ECP ranking of Category 5 for AUP because response actions are underway, but all required response actions have not been completed. Five USTs (213a, 213b, S932, Former Gasoline Station A, and Former Gasoline Station B), two petroleum related structures (Building 76 and the abandoned fuel pipeline corridors) and 9 ASTs of the former lower Tank Farm (19(D), 20(D), 21(D), 23(D), 24(D), 25(D), 26(D), 27(D) and 28(D)) have been assigned an ECP ranking of Category 2c for AUP. These are findings of concern for the Class I Property (land) at Housing Area 4 (Hospital Point) because these tanks and structures are located in the vicinity of Housing Area 4 (Hospital Point).

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.5.2 Off-Site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.7.2 Off-Site Findings

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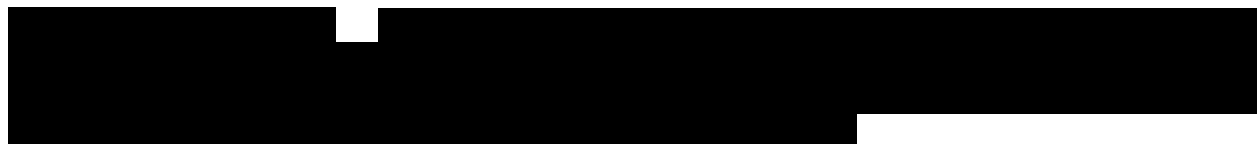
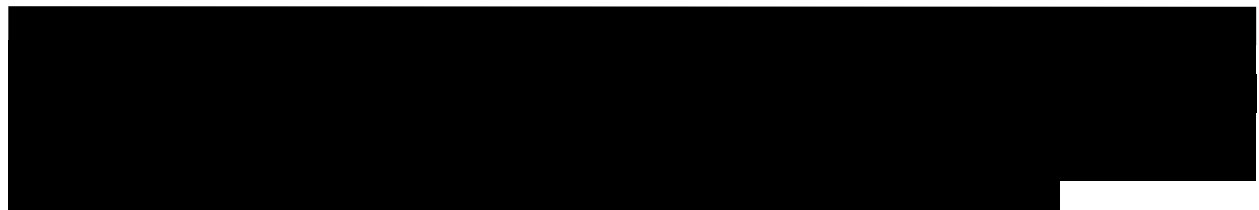


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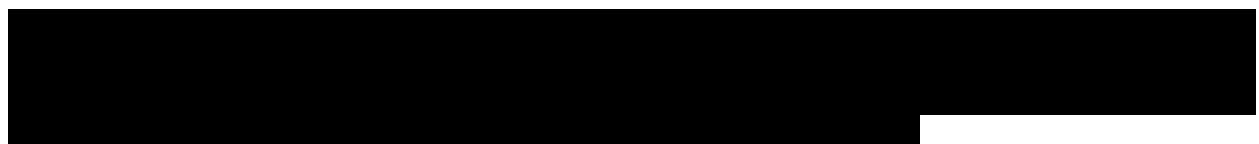
Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property and in the soils in the vicinity of the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.8.2 Off-Site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.10.2 Off-site Findings

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6.11 SUMMARY OF ENVIRONMENTAL FINDINGS REQUIRING NOTIFICATION FOR HOUSING AREA 11: CATLIN PARK

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6.11.1 On-site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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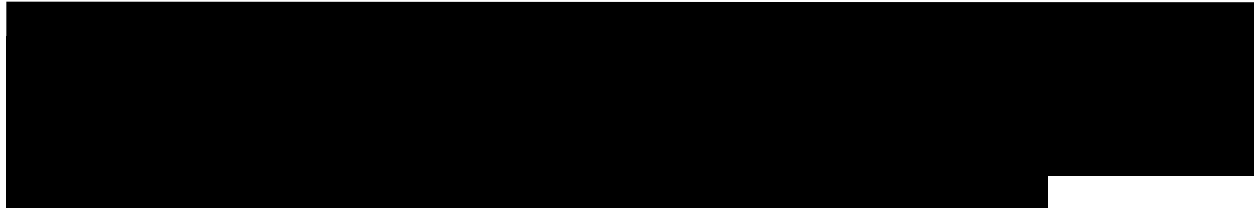


6.11.2 Off-site Findings

(b) (5)



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Pesticides/Herbicides: Two sites, Structure A-19 and demolished Building 268, were assigned an ECP ranking of Category 7 (further evaluation is required). Investigation for releases of pesticides is recommended. Structure A-19 is located on the NMGC immediately adjacent to Housing Area 11 (Catlin Park). These are findings of concern for the Class I Property (land) at Housing Area 11 (Catlin Park).

6.12 SUMMARY OF ENVIRONMENTAL FINDINGS REQUIRING NOTIFICATION FOR HOUSING AREA 12: HALAWA

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6.12.1 On-site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the

pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

(b) (5) [Redacted]

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6.12.2 Off-site Findings

(b) (5) [Redacted]

[Redacted]

[Redacted]

6.13.1 On-site Findings

(b) (5) [Redacted]

Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

(b) (5) [Redacted]

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6.14.1 On-site Findings

(b) (5)

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.15 SUMMARY OF ENVIRONMENTAL FINDINGS REQUIRING NOTIFICATION FOR HOUSING AREA 15: MALOELAP

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6.15.1 On-site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

(b) (5)



6.17.1 On-site Findings

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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Pesticides/Herbicides: Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

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6.18.2 Off-site Findings

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Off-site Notification:

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7.2.14 Pesticides/Herbicides

Through this FOS, the Government has notified the Public-Private Entity of the potential presence of pesticide-contaminated soil within and in the vicinity of the Subject Property. The following notifications, covenants, and restrictions apply:

On-site Notification:

1. All housing areas: Pesticides and/or herbicides (e.g., DDT, chlordane, dieldrin and heptachlor) residues may be present in the soils at Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of potential concern for the Class I Property (land) within the Subject Property.

On-site Covenant:

- The Public-Private Entity shall manage pesticide-contaminated soil in accordance with applicable laws and regulations. Additionally, areas with pesticide-contaminated soils shall be evaluated to ensure that they do not pose an unreasonable human health risk to people residing or working regularly in those areas.

On-site Restrictions:

- The Public-Private Entity shall maintain the pest management records contained in Appendix A and make them available for inspection and/or submittal either in hard copy form or by electronic version to the Government at the Government's discretion.
- The Public-Private Entity shall develop a Pest Management Plan which outlines the pest management program for the leased property.
- The Public-Private Entity shall comply with and implement the provisions of the Pesticide Management Plan that has been approved by the Government. The Pesticide Management Plan shall be prepared and submitted at least two months prior to commencement of site work by the Public-Private Entity and adequately address the pesticide contaminated soil at the subject property. Site work shall not begin until the Pesticide Management Plan has been approved by the Government.
- The Public-Private Entity shall adhere to current and future revisions to DoN Policies as it relates to pesticides/herbicides use and management.
- No pesticides brought to the Subject Property after the execution of the Real Estate Agreement or pesticide-contaminated materials shall be stored or disposed of on

Government property without Government concurrence. Pesticides used in applications must be transported onto Government property from off-site storage facilities.

- Handling and disposal of pesticide-contaminated soil disturbed during construction or any other activity will be the responsibility of the Public-Private Entity.
- Prior to offsite disposal of pesticide-contaminated soil, the Public-Private Entity shall perform the Toxicity Characteristic Leaching Procedure (TCLP) test. The Public-Private Entity shall handle and dispose of TCLP tested soil of greater than RCRA limit as a “hazardous waste.”
- The Public-Private Entity shall maintain interim soil control measures that are currently in place. Interim control measures might include covering soil with mulch, grass, shrubs, or other types of vegetation to prevent soil from being exposed.
- The Public-Private Entity shall implement the Public-Private Entity-prepared and Government-approved plan that sets forth the procedures to mitigate or manage all risks from pesticide exposure that may exist on the Subject Property on or prior to the Public-Private Entity taking possession of the Subject Property, including, but not limited to, chlorinated pesticides from exposure pathways created during excavation and renovation and new construction projects.
- Prior to excavation of soil, the Public-Private Entity shall assess the soil’s chlorinated pesticide concentration. For any project that will disturb potential pesticide-contaminated (defined as a concentration greater than the USEPA’s PRG) soil, construction specifications will include worker and public health protection measures, including but not limited to, personnel and area monitoring, and use of water sprays to minimize fugitive dust. Pesticide-contaminated soil disturbed during construction will be addressed in accordance with federal, state, and local laws and in a manner that is protective of human health and the environment at the new owner’s/lessee’s own expense. This may include but is not limited to: (1) disposed of off-site; (2) covered with an appropriate cap; or (3) reused under building concrete slabs.

Off-site Notifications:

1. Housing Area 5 (Makalapa): The Former Pesticide Rinsate Area has been assigned an ECP ranking of Category 5 for Pesticides/Herbicides because releases of Pesticides requiring response actions have been identified and all required response actions at these sites have not been completed. These are findings of concern for the Class I Property (land) at Housing Area 5 (Makalapa) because these sites are located in the vicinity of Housing Area 5 (Makalapa).
2. Housing Area 11 (Catlin Park): Two sites, Structure A-19 and demolished Building 268, were assigned an ECP ranking of Category 7 (further evaluation is required). Investigation for releases of pesticides is recommended. Structure A-19 is located on the Navy-Marine Golf Course immediately adjacent to Housing Area 11 (Catlin Park). These are findings of concern for the Class I Property (land) at Housing Area 11 (Catlin Park).
3. Housing Area 14 (Doris Miller Park): Structure A-19 and demolished Building 268 were assigned an ECP ranking of Category 7 for pesticides (further evaluation is required). Investigation for releases of pesticides is recommended as these sites are located in the vicinity of Housing Area 14 (Doris Miller Park). This is a finding of concern for the Class I Property (land) at Housing Area 14 (Doris Miller Park).

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On-site Notifications:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Table B-1: Response to USEPA and DOH Comments on Draft FOST

				(b) (5)	
Comment No.	Reviewer	Page	Section/ Para. No.	Comment on Draft FOST From DOH	Action
1.	Michael K. Miyasaka		7.2.12 Pesticides/ Herbicides	The Notification, needs to be more specific by stating that chlorinated pesticides including chlordane residues are probably on the property	The text has been revised to read: "Pesticides and/or herbicides residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soils at the Subject Property as a result of past pest management, agricultural and/or landscape maintenance practices (Category 1). The potential for the pesticide/herbicides residues in soils at the Subject Property is considered a finding of concern for the Class I Property (land) within the Subject Property."